

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-20650 - APPLICANT/OWNER: DAVID CHARLES F & PENNYE R FAMILY TRUST

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0066-64) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 3/20/07, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a 10-foot wide landscape buffer where a 15-foot wide landscape buffer is required.
5. Any portion of the site to be used for vehicle access and parking is required to be paved
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The driveway shall be designed, located and constructed in accordance with Standard Drawing #224.
15. The proposed security gate for this site shall remain fully open during the hours of business operation. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a 2,160 square-foot Contractor's Plant, Shop & Storage Yard with a waiver to allow a 10 foot wide landscape buffer along the north property line where a 15 foot wide landscape buffer is required on 0.30 acres located at 3030 Builders Avenue. The site does not have any structures built, but there are materials stored on site within a fenced enclosure.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
13/08/64	The City Council approved a Rezoning (Z-0066-64) from C-1 (limited Commercial) to M (Industrial) on Lot 2, Block 1 of the East-Park Industrial Subdivision, Unit #1.
05/10/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #54/mh).
<i>Related Building Permits/Business Licenses</i>	
There are no affiliated building permits or business licenses affiliated with this request.	
<i>Pre-Application Meeting</i>	
3/13/07	A pre-application meeting was held and the issues regarding the M (Industrial) zoning district design standards. The details regarding the requested waiver for the landscape buffer were discussed.
<i>Neighborhood Meeting</i>	
A Neighborhood meeting was not required, nor was one held.	
<i>Field Check</i>	
4/05/07	A Field Check was completed with the following observations: 1. Construction materials stored on site. 2. Existing chain link fencing with barbed wire. 3. No structures located on property.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.29 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Storage Yard	LI/R (Light Industrial/Research)	M (Industrial) Zone
North	Industrial	LI/R (Light Industrial/Research)	M (Industrial) Zone
South	Industrial/Commercial	LI/R (Light Industrial/Research)	M (Industrial) Zone
East	Industrial	LI/R (Light Industrial/Research)	M (Industrial) Zone
West	General Commercial	LI/R (Light Industrial/Research)	M (Industrial) Zone

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	NA
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	0 Feet	84 Feet	Y
Trash Enclosure	Screened & Covered	Screened & Covered	Y
Mech. Equipment	Screened & Covered	Not shown	N

Pursuant to Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	3 Trees	3 Trees	Y
TOTAL		4	3	N*
Min. Zone Width	15 Feet		10	N*
Wall Height	8 Feet		8-foot fence	Y

*A waiver has been requested regarding the minimum landscape buffer width.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Contractor's Plant, Shop & Storage Yard	2,160	1 Space per 500 SF GFA	5	1	5	1	Y
TOTAL			5	1	5	1	Y
Loading Spaces			1		1		Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
A 10-foot wide landscape buffer	A 15-foot wide landscape buffer	Approval

ANALYSIS

- Zoning**

The subject site is currently zoned M (Industrial) in a LI/R (Light Industrial/Research) General Plan designation. This area allows light industrial and research uses of which the proposed Contractor's Plant, Shop & Storage Yard use is permitted in the M (Industrial) Zone.

- **Site Plan**

The site plan depicts a 2,160 square-foot office on 0.29 acres at 3030 Builders Avenue. The site plan shows five parking spaces with one van accessible space located to the rear of the building. A 15-foot by 25-foot on-site loading space is adjacent to the office building to the west.

- **Landscape Plan**

The landscape plan depicts a 10-foot wide landscape buffer located at the front of the property. The required number of trees for the perimeter landscaping is present. However, waivers for the required buffer width and parking area trees have been requested.

- **Waivers**

A waiver to the required buffer width has been requested as the applicant has provided a 10-foot wide buffer where Title 19.12 requires a 15-foot buffer. Staff recommends approval as this situation stems from a discrepancy between the minimum allowable front setbacks in the M (Industrial) zoning district and the required commercial landscape buffer width requirement.

- **Elevations**

The elevations depict a simple masonry office with an 18-foot high parapet roof. The elevations are typical for this type of structure within the M (Industrial) zoning District.

- **Floor Plan**

The floor plans depict a 2,160 square-foot office and indicate a large open office area that is approximately 60 feet by 36 feet, one ADA compliant restroom, three offices, a break room, and 140 square-foot storage area.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The single-story Contractor's Plant, Shop & Storage Yard is compatible with the industrial and commercial uses in the area, and complies with the Title 19.08 Design Standards.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

While the site plan indicates that waivers are necessary for the perimeter landscaping and the parking lot landscaping requirements in Title 19.10, the proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly adopted City Plans, Policies and Standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The site will receive access from Builders Avenue, a 60-foot Local Road, and will not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building and landscaping materials used for this site are appropriate for the area and the city. Although the applicant has requested a waiver to the Title 19.12 Landscape Buffer Width requirement, the proposal does comply with the intent of the overall design standards.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed Contractor's Plant, Shop & Storage Yard is a permissible use and is typical of the area, and will be harmonious and compatible with development in the area during the limited time of its operation.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 77 by Planning Department

APPROVALS 0

PROTESTS 0